

BUILDING SURVEY

Report and Valuation

CONDITIONS OF ENGAGEMENT

1. These Conditions of Engagement are designed to clarify to the Client the scope and extent of the survey and inspection.
2. If the property was furnished and/or had fitted floor coverings at the time of the inspection, which restricted access or visibility, the report will expressly exclude any concealed parts. The surveyor cannot cause damage to the property or furnishings, therefore concealed parts of the building will not be opened up or disturbed. Access to the sub-floor void will be gained where possible or practical, but only where hatches or loose floorboards are made available, and with the express permission of the vendor.
3. An inspection is not made of woodwork, or other parts of the structure which are covered, unexposed or inaccessible and the surveyor will be unable to confirm that such parts of the property are free from rot, beetle or other defect. However, where we suspect a problem, we will recommend that these hidden parts be opened up or exposed to facilitate a more detailed investigation. This will require the vendor's consent, and also involve a further visit to the property, for which an additional fee may be payable.
4. Roofs, chimneys, parapets and gutters, together with projections and elevations above first floor level are examined externally with the aid of binoculars where required. Surveyors normally work on their own, therefore for reasons of Health & Safety, he/she will only inspect roofs, or parts of roofs, over single storey structures not exceeding 3.5 metres in height, with the aid of a ladder.
5. Foundations are not exposed during the course of the survey, therefore it is not possible to confirm their construction, depth and suitability, nor is it possible to determine the type of sub-soil. Where cracking or distortion is evident, the survey will comment and advise accordingly. Specific calculations to check the strength of the structural fabric will not be undertaken.
6. Access to the roof voids will be gained where reasonable trap doors and hatches are available. Comments relating to the suitability of the structure will be made, although specific calculations to check the strength of the framework is beyond the scope of this type of survey.
7. Flues will not be opened up. It is not usually possible to indicate the condition of flues or presence and suitability of flue liners. Without smoke tests, no assumption can be made as to the practicality of using the chimneys and fireplaces.
8. Whilst a superficial inspection of the visible sections of the services will be made, none of the gas, electricity, water, drainage, heating and hot water systems will be tested, nor will there have been an opportunity to observe them in operation (if the property is unoccupied, services may be disconnected). Specialist reports on all, or any of these systems, can be arranged at further cost.
9. Unless easily identifiable within the scope of the inspection, it will be assumed that no high alumina cement concrete, calcium chloride additive,

asbestos or other deleterious materials were used in the construction of the property.

10. Overall comment will be made relating to any garage, outbuildings, boundaries and gardens, although specialist structures such as swimming pools, saunas, tennis courts etc. will not be inspected, other than to comment on location.
11. Full investigation of title, tenure, covenants, rights of way, planning approvals, building regulations, clearance orders, improvement lines, NHBC certificates etc., normally involving the services of a solicitor is not carried out. It is assumed in the valuation (if requested) that the property is free from encumbrances, or other defects in title, unless otherwise stated in the report
12. The report shall be for the private and confidential use of the clients for whom it is addressed, and should not be reproduced, in whole or in part, or relied upon by third parties for any use, without the express written consent of the surveyor. It may of course be disclosed to the clients solicitor and other professional adviser.
13. In preparing a Market Valuation, the surveyor will act as an External Valuer meeting the relevant requirements of the RICS *Appraisal and Valuation Standards 6th Edition* and will have the appropriate knowledge skills and understanding to undertake the valuation competently. Unless stated otherwise, it should be assumed that there has not been any material previous involvement with this Property. The Valuation may be subject to monitoring under the RICS Conduct and Disciplinary Regulations. The following assumptions will be made, which the surveyor will be under no duty to verify:
 - (a) that no harmful or hazardous material has been used in the construction of the property or has since been incorporated, and that there is no contamination in or from the ground, and it is not landfilled ground;
 - (b) that good title can be shown and that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings;
 - (c) that the property and its value are unaffected by any matters which would be revealed by a local search and replies to the usual enquiries, or by any statutory notice, and that neither the property, nor its condition, nor its use, nor its intended use, is or will be unlawful;
 - (d) that the inspection of those parts which have not been inspected would neither reveal material defects nor cause the Valuer to alter the valuation materially.
14. A verbal report can be provided before the written report is prepared, but it does have limitations and can lead to misunderstandings. We advise that you read and understand the full written report before entering into any legal commitment, or take any action as a result of our recommendations.
15. Responsibility will be accepted by John Bell Surveyors & Valuers Limited (the Company) in the skill and diligence reasonably to be expected from surveyors and valuers competent to advise on the subject property (but not by its directors or servants in a personal capacity). All communications, whether written or oral, and any action taken or not taken, are on behalf of the Company, and are not by the directors or servants of the Company in a private capacity.